

# \$949,900 - 2332 54 Avenue Sw, Calgary

MLS® #A2215437

## \$949,900

4 Bedroom, 4.00 Bathroom, 1,859 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

This Cardel built home shows great attention to detail and quality. The main level of this home offers 9' ceilings, engineered hard wood flooring, pot lights and a great room layout. When you first enter the home you are greeted by a slate entry and a large front hall closet with organizer. The den is located right off the front door ideal if a client is coming over. The den has hardwood flooring and french doors for privacy. The living room is located at the back of the house and offers a gas fireplace and is well layout for entertaining. Kitchen has a 4 person island with built in microwave, granite counter top, gas stove with dual ovens, french door fridge and a feature hoodfan. There is a good sizing eating area with room for a table to host the holidays. Tile rear entry is well set up for day to day use with a wall to prevent the outdoor draft coming in. Basement of this home has 9' ceilings, wet bar with wine fridge, bright family room, 4pc bathroom and a guest bedroom with a walk in closet. Primary bedroom has room for a king sized bed, two walk in closets with custom organizers and a 5 pc ensuite. The ensuite has a feature soaker tub, marble counter tops, two sinks and an oversized shower with a built in seat and a rain shower head. There is 2 other bedrooms upstairs, main 4pc bath, and a laundry room. The upper level is very bright thanks to the skylight above the stairs. Features of this home include reverse osmosis water system, on demand hot water and an irrigation system. There is a 20x21 detached



garage that is drywalled and has a large window ideal for handyman projects. Excellent low maintenance landscaping with exposed aggregate walk ways. Good sized private rear yard. Easy walk to the river, reservoir and off leash area. Short bike ride to Sandy Beach and Marda Loop. Quick access to downtown and the mountains.

Built in 2014

### Essential Information

MLS® #	A2215437
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,859
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2332 54 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1M1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Microwave, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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